

## WARRANTY DEED

Joint Tenancy

26458

KNOW ALL MEN BY THESE PRESENTS,

TRANSFER  
TAX  
PAID

That **FREDA KEMEZYS** of Oakland, County of Kennebec and State of Maine, in consideration of ONE (\$1.00) DOLLAR and other valuable considerations paid by **ALAN A. ZALTZBERG** and **KATHEY J. ZALTZBERG**, both of Everett, County of Middlesex and State of Massachusetts, and whose mailing address is 135 Russell Street, Everett, MA 02149, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said **ALAN A. ZALTZBERG** and **KATHEY J. ZALTZBERG**, as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land with the buildings situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at a stone bound in the east line of North Street and the north line of Boutelle Avenue eighteen (18) feet to an iron pin; thence northeasterly at right angles to said Boutelle Avenue a distance of one hundred fifty (150) feet to an iron pin; thence northwesterly at right angles to the last mentioned line a distance of ten and nine tenths (10.9) feet to an iron pin then deflecting fifty-one (51) degrees thirty-eight (38) minutes to the left a distance of one hundred twenty-three and two tenths (123.2) feet to an iron pin in the east line of said North Street; thence southeasterly along the east line of said North Street a distance of eighty-eight (88) feet to the point of beginning, containing seven thousand six hundred fifty-three (7,653) square feet.

Being the same premises conveyed to Freda A. Kemezys by Warranty Deed from Roland A. Burgess and Beatrice L. Burgess dated January 20, 1981 and recorded in the Kennebec County Registry of Deeds in Book 2355, Page 88.

To Have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof to the said **ALAN A. ZALTZBERG** and **KATHEY J. ZALTZBERG**, as joint tenants and not as tenants in common, their heirs and assigns to them and their use and behoof forever.

And I do covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances, except as aforesaid; that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs and assigns shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever against the lawful claims and demands of all persons.

In Witness Whereof, I, the said **FREDA A. KEMEZYS**, Grantor, relinquishing

and conveying all rights by descent and all other rights in the above described premises have hereunto set my hand and seal this 15th day of November, 1986.

Signed, Sealed and Delivered  
in the presence of

David E. Bernier

Freda A. Kemezys  
FREDA A. KEMEZYS

STATE OF MAINE  
COUNTY OF KENNEBEC

November 15, 1986

Personally appeared the above named Freda A. Kemezys and acknowledged the foregoing instrument to be her free act and deed.

Before me,

David E. Bernier

Notary Public

( David E. Bernier, Esq.) Print Name

David E. Bernier  
Attorney at Law  
Notary Public  
My Commission Expires: 1/17/90

SEAL